

DEED OF SALE
BY PERSONAL REPRESENTATIVE
026828

TRANSFER
TAX
PAID

51-268

KNOW ALL MEN BY THESE PRESENTS That **David E. Bernier**, of Waterville, County of Kennebec, State of Maine, duly appointed and acting Personal Representative of the **Estate of Rita D. Jenness**, Deceased, (testate), as shown by the probate records of the County of Kennebec, Maine, and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, such notice not being required under the terms of the decedent's will), by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **Gary E. Bouchard** of Waterville, County of Kennebec, State of Maine, whose mailing address is 15 School Street, Waterville, the real property in Waterville, County of Kennebec, State of Maine, hereby conveys, assigns, transfers and releases to **Gary E. Bouchard**, the following described real property:

A certain lot or parcel of land situated on the corner of Myrtle Street and May Street in said Waterville, and bounded and described as follows, to wit:

Starting at a stake placed at the intersection of the southerly line of Myrtle Street with the easterly line of May Street; thence to the south along the easterly line of May Street, a distance of fifty (50) feet; thence easterly and parallel with the southerly line of Myrtle Street, a distance of one hundred (100) feet; thence to the north and parallel with the easterly line of May Street, a distance of fifty (50) feet; thence to the west along the southerly line of Myrtle Street, a distance of one hundred (100) feet to the point of beginning.

The above described parcel of land is a part of that conveyed to the Grantor, et al, by deed of William A. Smith, et al, recorded in Kennebec Registry of Deeds in Book 592, Page 150.

This conveyance is subject to the following restrictions, which are to run with the land, to wit: No building other than a private dwelling house for not over two-family occupancy, together with private garage for use by occupants of house, shall be erected upon said premises. No part of any building shall be placed nearer than twenty (20) feet from the line of May Street, provided, however, that porticoes projecting not over three feet, steps and windows, are to be allowed on said reserved space. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than seven thousand dollars. The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of May Street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street.

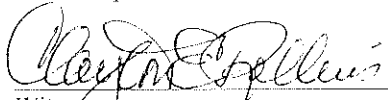
Being all the same premises conveyed to Arthur J. Jenness and Rita D. Jenness by deed from Robert E. Perry and Leon Guerette dated September 29, 1950 and recorded in the Kennebec County Registry of Deeds in Book 896, Page 551. Arthur J. Jenness died on October 10, 1991 in Waterville, Maine.

Seller makes no representations of any nature whatsoever regarding the amount of acreage, location of boundary lines of the parcel of land included within the scope of this sales agreement, or the condition of the home. Seller makes no warranties or representations as to the suitability of the property for the Purchaser's intended use and Seller is conveying the property "as is".

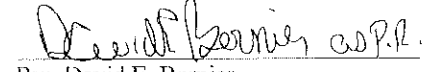
57-268

WITNESS my hand and seal this 15th day of ~~September~~^{October}, 1997.

Signed, Sealed Delivered
in presence of:


Witness

ESTATE OF RITA D. JENNESS



By: David E. Bernier
Personal Representative

STATE OF MAINE
KENNEBEC, SS.

October 15,
Date: ~~September~~, 1997

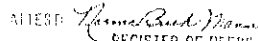
Then personally appeared the above named David E. Bernier in his capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public
Andrew M. Rollins
CLAYTON E. ROLLINS

RECEIVED KENNEBEC SS.

97 OCT 16 PM 2:27

Attest: 
REGISTER OF DEEDS